005.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	994,300 / 994,300
					USE VALUE:	994,300 / 994,300
					ASSESSED:	994,300 / 994,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67	-69	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAOLILLO LENA M
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	67 EGERTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,537 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2682 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5537.000	519,500	5,900	468,900	994,300
Total Card	0.127	519,500	5,900	468,900	994,300
Total Parcel	0.127	519,500	5,900	468,900	994,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.73 | /Parcel: 370.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 4943

GIS Ref

GIS Ref

Insp Date 08/31/17

!527!

PREVIOUS ASSESSMENT

Parcel ID 005.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	519,700	5900	5,537.	468,900	994,500	994,500	Year End Roll	12/18/2019
2019	104	FV	387,100	5900	5,537.	498,200	891,200	891,200	Year End Roll	1/3/2019
2018	104	FV	387,100	5900	5,537.	363,400	756,400	756,400	Year End Roll	12/20/2017
2017	104	FV	338,400	5100	5,537.	316,500	660,000	660,000	Year End Roll	1/3/2017
2016	104	FV	338,400	5100	5,537.	269,600	613,100	613,100	Year End	1/4/2016
2015	104	FV	300,800	5100	5,537.	263,700	569,600	569,600	Year End Roll	12/11/2014
2014	104	FV	300,800	5100	5,537.	216,900	522,800	522,800	Year End Roll	12/16/2013
2013	104	FV	313,200	5100	5,537.	206,300	524,600	524,600		12/13/2012

PRINT

Date	Time
12/10/20	16:18:10

LAST REV

Date	Time
09/14/17	11:04:25
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 527

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10942-184		9/29/1965			No	No		N

USER DEFINED

Prior Id # 1:	4943
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2014	242	Manual	5,300					

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
6/11/2014	External Ins	PC	PHIL C
5/6/2009	Measured	197	PATRIOT
9/27/1999	Meas/Inspect	256	PATRIOT
8/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5537		Sq. Ft.	Site		0	80.	1.06	1									468,886						468,900	

Total AC/HA: 0.12711 | Total SF/SM: 5537 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 468,886 | Spl Credit | Total: 468,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08823037
Const Adj.:	0.97272485
Adj $ / SQ:	179.953
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638253
Depreciation:	118715
Depreciated Total:	519538

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

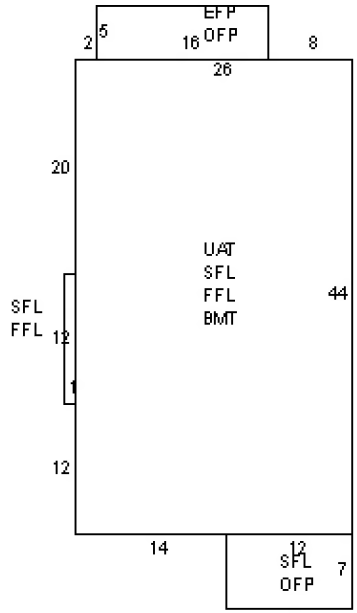
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.95
Special Features:	0	Val/Su Net:	127.64
Final Total:	519500	Val/Su SzAd	216.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,240	179.950	223,142
FFL	First Floor	1,156	179.950	208,026
BMT	Basement	1,144	53.990	61,760
UAT	Upper Attic	286	100.770	28,821
OFP	Open Porch	164	25.840	4,237
EFP	Enclos Porch	80	59.590	4,767

Net Sketched Area:	4,070			Total:	530,753
Size Ad	2396	Gross Are	4928	FinArea	2682

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	D	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X22	A	AV	1924	20.17	T	40	104			5,900			5,900

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900